

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF MICHIGAN (DETROIT)

IN RE:

James Anthony Grossi

Debtor.

Case No. 25-43866-mlo

Chapter 13

Judge Maria L. Oxholm

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**ESTATES AT BALD MOUNTAIN CONDOMINIUM ASSOCIATION'S MOTION TO  
ALLOW LATE FILED PROOF OF CLAIM**

NOW COMES ESTATES AT BALD MOUNTAIN CONDOMINIUM ASSOCIATION ("Association"), by Makower Abbate Guerra Wegner Vollmer PLLC, and for its Motion to allow late filed Proof of Claim pursuant to FRBP 3002(c)(6) states as follows:

1. This Chapter 13 Bankruptcy Case was filed on April 15, 2025.
2. The deadline for all creditors (except a governmental unit) to file a proof of claim was June 24, 2025.
3. According to the mailing matrix, Debtor's Counsel sent out notice of the pending bankruptcy to the Association's legal counsel, but the Association nor its legal counsel have been able to locate any such notice. As a consequence, the Association became aware of the pending case after Debtor responded to the Association's Counsel's Notice of Lien sent in August 2025.
4. The Association's claims are not currently treated or identified in the Debtor's First Amended Plan.
5. The Association was not aware of the bankruptcy in order to file a timely proof of claim.
6. Along with this Motion, the Association is contemporaneously filing its secured proof of claim.

7. The Association now files this Motion pursuant to FRBP 3002(c)(6) requesting that this Court allow the Association's untimely filed Proof of Claim to be deemed as having been timely filed.

8. Allowing this late filed proof of claim will not result in an adverse impact on any party or creditor as the Association's claims. The Association has a secured claim based upon the Michigan Condominium Act, MCL 559.101 et seq..

9. The proposed Order Allowing the Late Filed Claim of the Association is attached to this Motion (**Exhibit 1**).

WHEREFORE, Estates at Bald Mountain Condominium Association respectfully requests that this honorable Court allow the untimely Proof of Claim of the Association to be deemed timely and allowed.

Dated: August 29, 2025

/s/ JOHN L. FINKELMANN  
John L. Finkelmann (P66054)  
Makower Abbate Guerra  
Wegner Vollmer PLLC  
Attorneys for Estates at Bald Mountain  
Condominium Association  
23201 Jefferson Avenue  
St. Clair Shores, MI 48080  
(586) 773-1800  
jfinkelmann@maglawpllc.com

# Exhibit A

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF MICHIGAN (DETROIT)

IN RE:

James Anthony Grossi

Debtor.

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Case No. 25-43866-mlo

Chapter 13

Judge Maria L. Oxholm

**ORDER ALLOWING LATE FILED PROOF OF CLAIM OF  
ESTATES AT BALD MOUNTAIN CONDOMINIUM ASSOCIATION**

This matter having come before this Honorable Court on Creditor, Estates at Bald Mountain Condominium Association's Motion to Allow Late Filed Proof of Claim, and the Court being fully advised in the premises:

IT IS HEREBY ORDERED that Estates at Bald Mountain Condominium Association's Proof of Claim, is deemed timely and allowed.

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF MICHIGAN (DETROIT)

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**NOTICE OF AND OPPORTUNITY TO RESPOND TO  
ESTATES AT BALD MOUNTAIN CONDOMINIUM ASSOCIATION'S  
MOTION TO ALLOW LATE FILED PROOF OF CLAIM**

Estates at Bald Mountain Condominium Association has filed a Motion with the Court to allow its late filed Proof of Claim.

**Your rights may be affected. You should read these papers carefully and discuss them with your attorney, if you have one in this bankruptcy case. (If you do not have an attorney, you may wish to consult one.)**

If you do not want the Court to grant the relief sought in the Motion, or if you want the Court to consider your view on the Motion, within 14 days, you or your attorney must:

1. File with the Court a written response or an answer, explaining your position at:<sup>1</sup>

United States Bankruptcy Court  
211 W. Fort Street  
Detroit, MI 48226

If you mail your response to the Court for filing, you must mail it early enough so the Court will **receive** it on or before the timeframe stated above.

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<sup>1</sup> Response or answer must comply with F.R. Civ. P. 8(b), (c) and (e).

You must also mail a copy to:

John L. Finkelmann  
Makower Abbate Guerra Wegner Vollmer PLLC  
23201 Jefferson Avenue  
St. Clair Shores, MI 48080

2. If a response or answer is timely filed and served, the clerk will schedule a hearing on the Motion and you will be served with a notice of date, time and location of the hearing.

If you or your attorney do not take these steps, the Court may decide that you do not oppose the relief sought in the Motion and may enter an order granting that relief.

Respectfully submitted,  
MAKOWER ABBATE GUERRA  
WEGNER VOLLMER PLLC

/s/ John L. Finkelmann  
John L. Finkelmann (P66054)  
Attorney for Estates at Bald Mountain Condominium  
Association  
23201 Jefferson Avenue  
St. Clair Shores, MI 48080  
586 218 6805

Dated: August 29, 2025

UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF MICHIGAN (DETROIT)

In Re:

James Anthony Grossi

Case No. 25-43866-mlo  
Chapter 13 Case  
Hon. Maria L. Oxholm

Debtor.

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THE LAW OFFICE OF AFAN BAPACKER  
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\_\_\_\_\_  
MAKOWER ABBATE GUERRA WEGNER VOLLMER PLLC  
JOHN L. FINKELMANN P66054  
Attorney for Estates at Bald Mountain Condominium Association  
23201 Jefferson  
St. Clair Shores, Michigan 48080  
(248) 254-7600

**CERTIFICATE OF SERVICE**

I hereby certify that on August 29, 2025, I electronically filed **Estates at Bald Mountain Condominium Association's Motion to Allow Late Filed Proof of Claim** with the Clerk of the Court using the ECF system which will send notification of such filing to the following:

Afan Bapacker  
Attorney for Debtor(s)  
afan@bapackerlaw.com

Tammy L. Terry, Trustee  
mieb\_ecfadmin@det13.net

/s/ John L. Finkelmann \_\_\_\_\_  
John L. Finkelmann (P66054)  
Attorney for Estates at Bald Mountain  
Condominium Association  
23201 Jefferson  
St. Clair Shores, MI 48080  
(586) 773-1800

Dated: August 29, 2025